

EPA Brownfields Assessment Demonstration Pilot

Arvada, CO

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Arvada for a Brownfields Pilot. Arvada was also selected to receive additional funding for assessments at Brownfields properties to be used for greenspace purposes. The Pilot targets the Southeast Arvada/I-76 area, a corridor located in the southeast quadrant of the city and the counties of Adams and Jefferson. The 1,065-acre area is bisected by the Clear Creek and Ralston Creek, creating an east-west greenway through the site. The target area, which has the city's largest concentration of residents living below the poverty level (12.7 percent), has a history of mixed uses, including residential, office space, and warehousing as well as mining, agriculture, and manufacturing. It is the latter uses that have resulted in an area with contaminated sites that have hindered redevelopment.

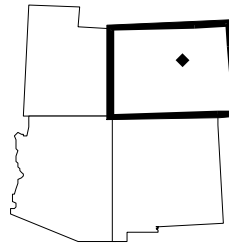
OBJECTIVES

The goal of the Pilot is to develop cleanup and redevelopment plans that will spur city efforts to create a gateway to Arvada, including a business park and an open space corridor that will provide recreational opportunities, wildlife protection, and water quality improvements. The city has already made progress towards this goal through completion

PILOT SNAPSHOT

Date of Announcement:
May 2000

Amount: \$200,000
Greenspace: \$50,000



Arvada, CO

Profile: The Pilot plans to complete environmental assessments and cleanup planning on six to eight sites within the Southeast Arvada/I-76 target area. The Pilot will also conduct assessments and design cleanup plans for parcels within the Gold Site Park—a key link in a intracity recreational trail.

Contacts:

Planning Department
City of Arvada
(303) 421-3020

Regional Brownfields Team
U.S. EPA - Region 8
(303) 312-6931

Visit the EPA Region 8 Brownfields web site at:
http://www.epa.gov/region08/land_waste/bfhome/bfhome.html

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

of a land use study, preliminary environmental assessments, and a market analysis that underscored the potential for commercial and residential development and identified brownfields as a barrier to such redevelopment efforts. Additionally, the Pilot plans to conduct environmental assessments and cleanup planning on parcels within the Gold Site Park, a future greenspace area at the center of the Arvada/I-76 target area. This area is key to the redevelopment of a recreational trail corridor that links urban Denver with the foothills of Jefferson County.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Continuing and completing preliminary assessments on the target area;
- Conducting Phase II environmental assessments on six to eight sites;
- Establishing cleanup plans for sites with completed Phase II assessments;
- Completing site assessments and cleanup planning on parcels within Gold Site Park to spur efforts to develop additional greenspaces;
- Supplementing a property database on lease rates, vacancies, and redevelopment sites with environmental information on subject properties in the project area for use in working with private property owners and developers;
- Working with adjacent jurisdictions through an Intra-Government Agreement (IGA) to pursue assessment, cleanup, and redevelopment of sites not located in the City of Arvada;
- Developing a remediation plan for specific properties, with implementation actions, milestones, tools, and resources, that links environmental conditions to subsequent economic redevelopment strategies for the area;

- Completing a market analysis of the target area that quantifies the competitive advantages and disadvantages of redevelopment regarding specific environmental constraints of properties;
- Facilitating quarterly community meetings to involve residents in site selection, assessment, and cleanup planning efforts; and
- Ensuring that community outreach efforts reach Spanish- and Russian-speaking residents by offering bilingual support.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.